HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

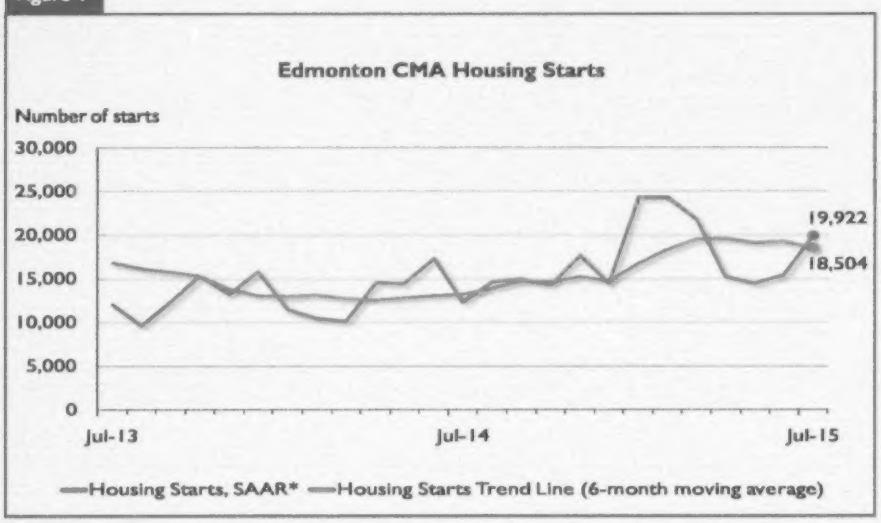
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

Highlights

- Actual housing starts increase in July
- Single-detached housing starts decline
- Multi-family housing starts move higher

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

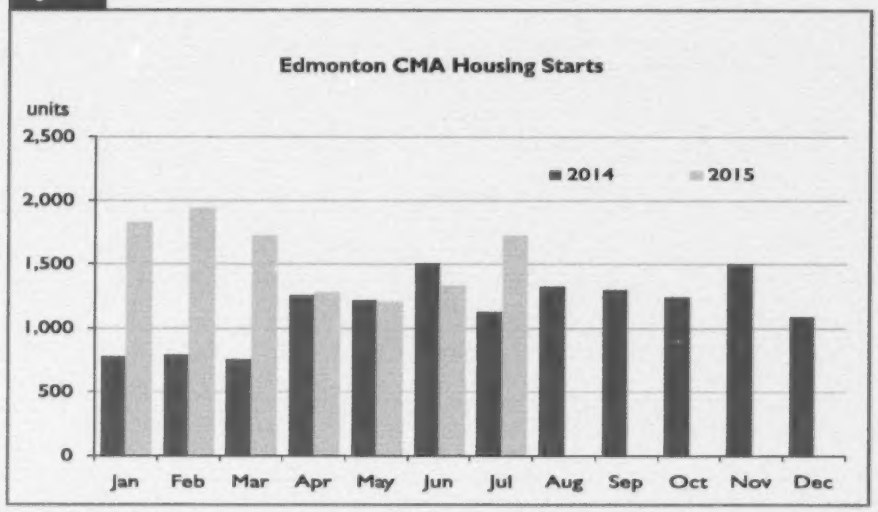
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 18,504 units in July compared to 19,235 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA increased to 1,725 units, up from 1,126 in the same month of 2014. The increase was a result of higher multi-family starts which more than offset a decline in single-detached starts. After seven months of 2015, total housing starts were up 49 per cent year-over-year to 11,066 units.

For the second consecutive month single-detached housing starts moved lower year-over-year in July. Builders initiated 510 single-family homes in July, down 26 per cent from the 686 starts in the same month of 2014. This marks the largest year-over-year decline in starts since 2011. Within Edmonton city limits, 346 single-detached starts were recorded, down 25 per cent from the 462 starts one year prior. On a year-to-date basis, single-detached housing starts in the Edmonton CMA were down three per cent from 3,623 in the first seven months of 2014 to 3,530 in the same period of 2015. Slower employment growth, coupled with rising inventory in both the new and existing market, has tempered the pace of construction in recent months.

Single-detached completions totalled 679 units in July, up 10 per cent from 615 in July 2014. Absorptions also increased, rising five per cent to 639 up from 606 absorptions in the same month of 2014. With completions outpacing absorptions, inventory moved higher. There were 640 single-detached homes in inventory, up from 566 in July 2014. This represents the highest single-detached inventory level since early 2014. Both spec and show homes contributed to the rise in the inventory, with each up 13 per cent year-over-year.

Figure 2



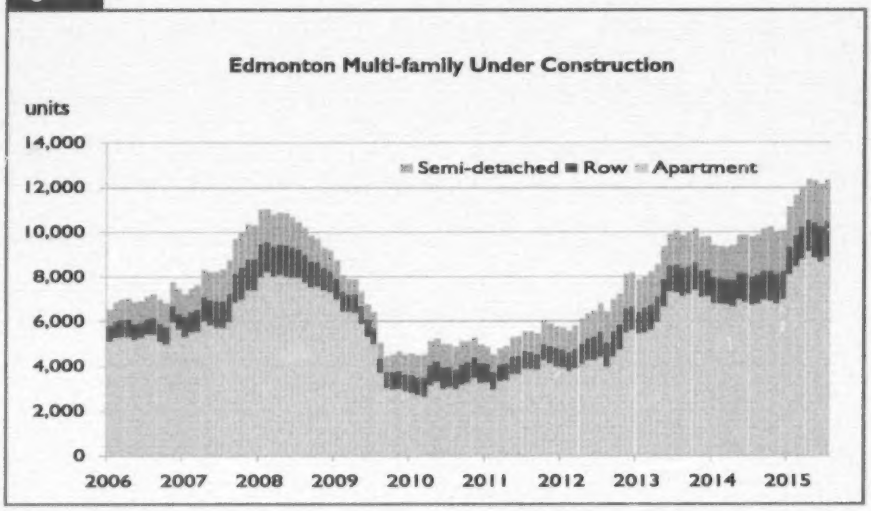
Source: CMHC

The average single-detached absorbed price in the Edmonton CMA was $577,505 in July 2015, up 3.0 per cent from the same month of 2014. The increase was attributable to a higher proportion of more expensive homes being sold. Homes priced above $600,000 accounted for 31 per cent of absorptions, up from 27 per cent in the same period one year prior. After seven months of 2015, the average absorbed price for a single-detached home was $607,171, up from $553,825 in the same period of 2014.

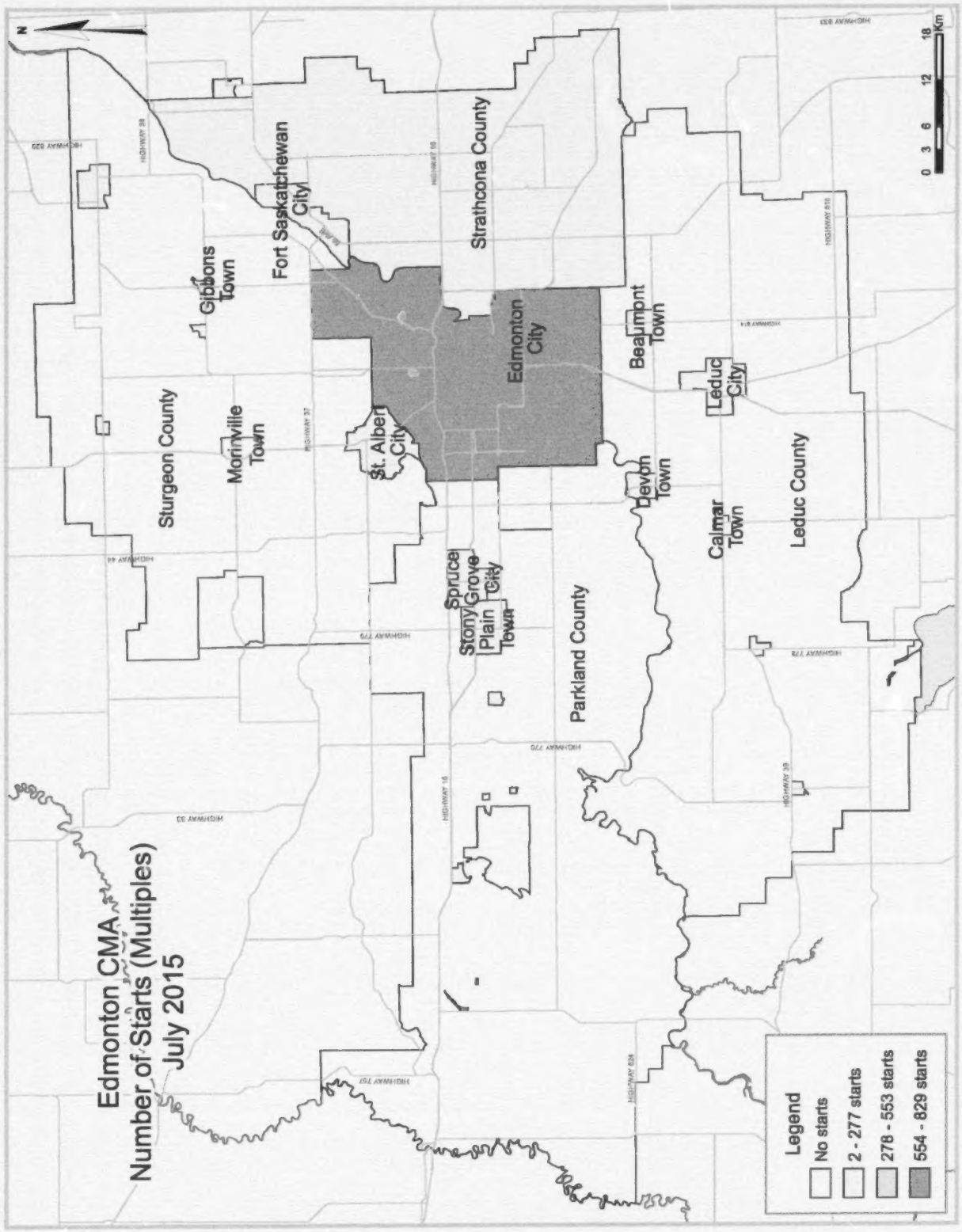
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 1,215 starts in July, up from 440 units in the same month one year prior. Apartment and row starts both moved higher with apartment starts accounting for the lion's share of the increase. Semi-detached starts, in contrast, declined 13 per cent year-over-year in July. This was the second consecutive decline for this segment of the multi-family market. On a year-to-date basis, multi-family housing starts totalled 7,536 units which was almost double the 3,793 starts recorded in the same period of 2014. Although employment growth has slowed and migration has declined, both new multi-family inventory and the rental apartment vacancy rate remain relatively low prompting builders to increase multi-family construction.

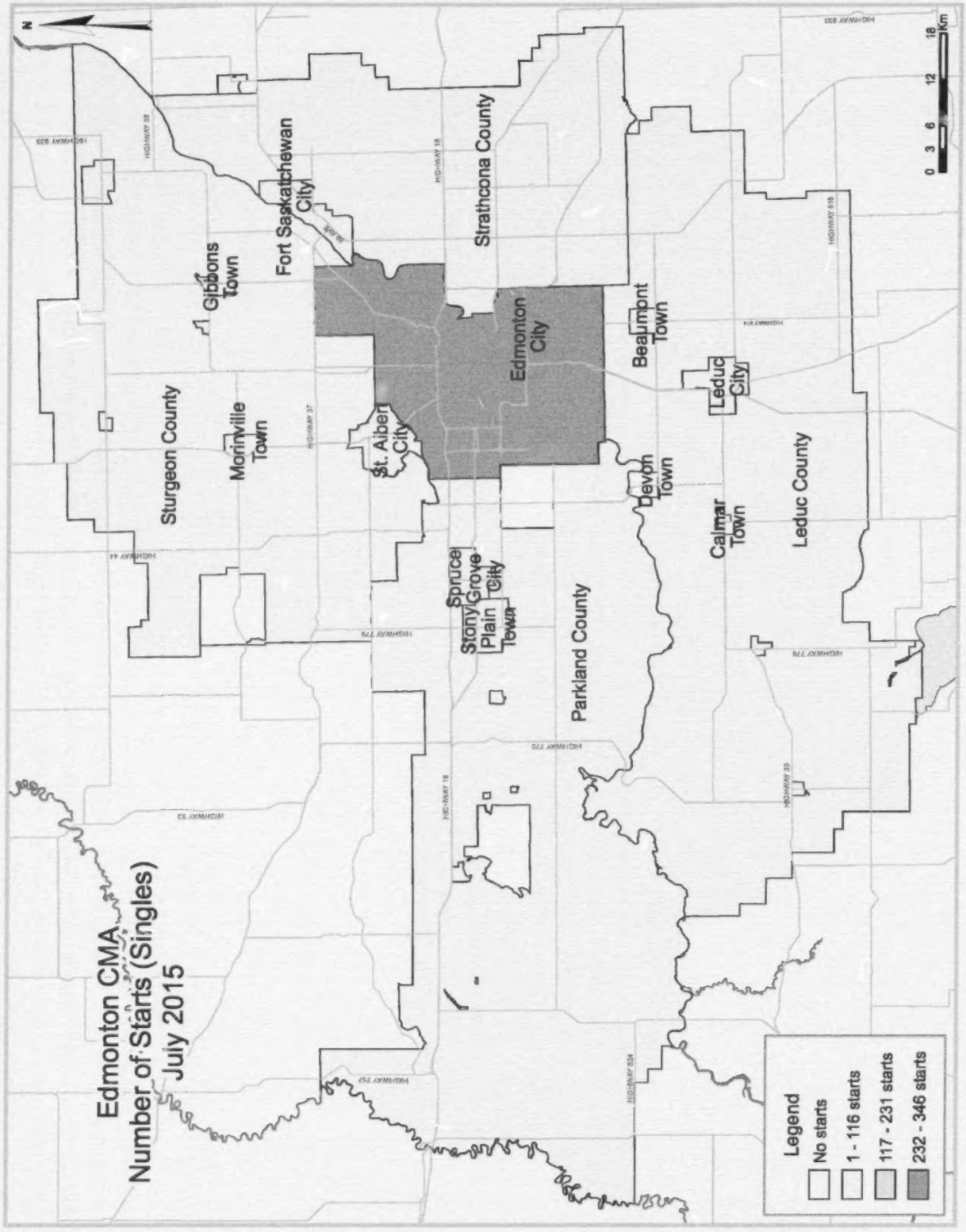
The increase in the multi-family starts through the first seven months of 2015 has pushed the number of units under construction higher. There were 12,323 multi-family units under construction in July, up 26 per cent from the same month of 2014. Apartment construction accounted for almost three-quarters of these units, with 8,887 apartments under construction in July. Completions of multi-family units also increased in July, rising to 1,007 units up from 744 in the same month one year prior. Higher completions put some upward pressure on ownership inventory, which rose to 604 units, up from 471 in July 2014. Apartment ownership inventory bucked this trend, as the number of units in inventory declined slightly from 219 to 216 units over the same comparison.

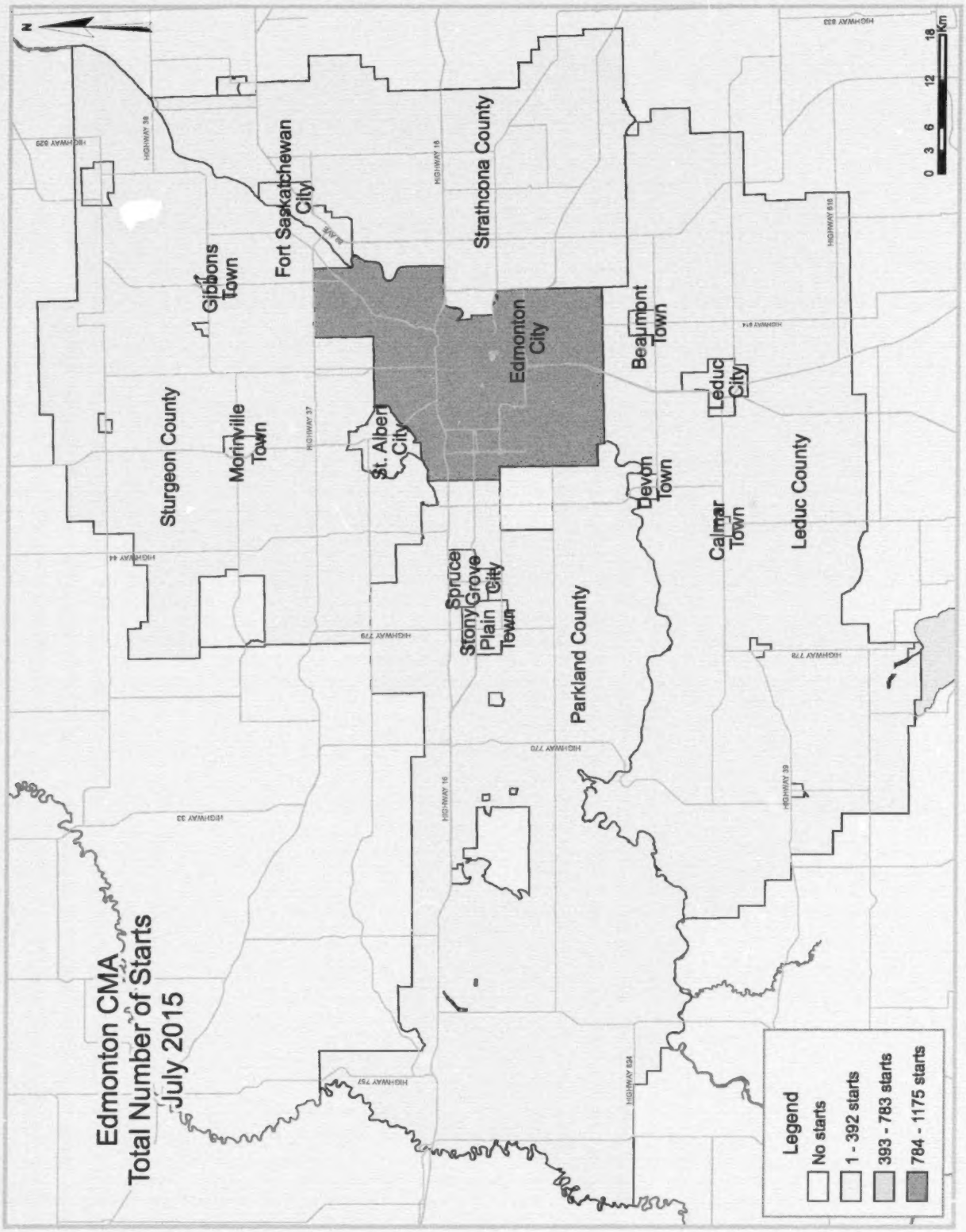
Figure 3

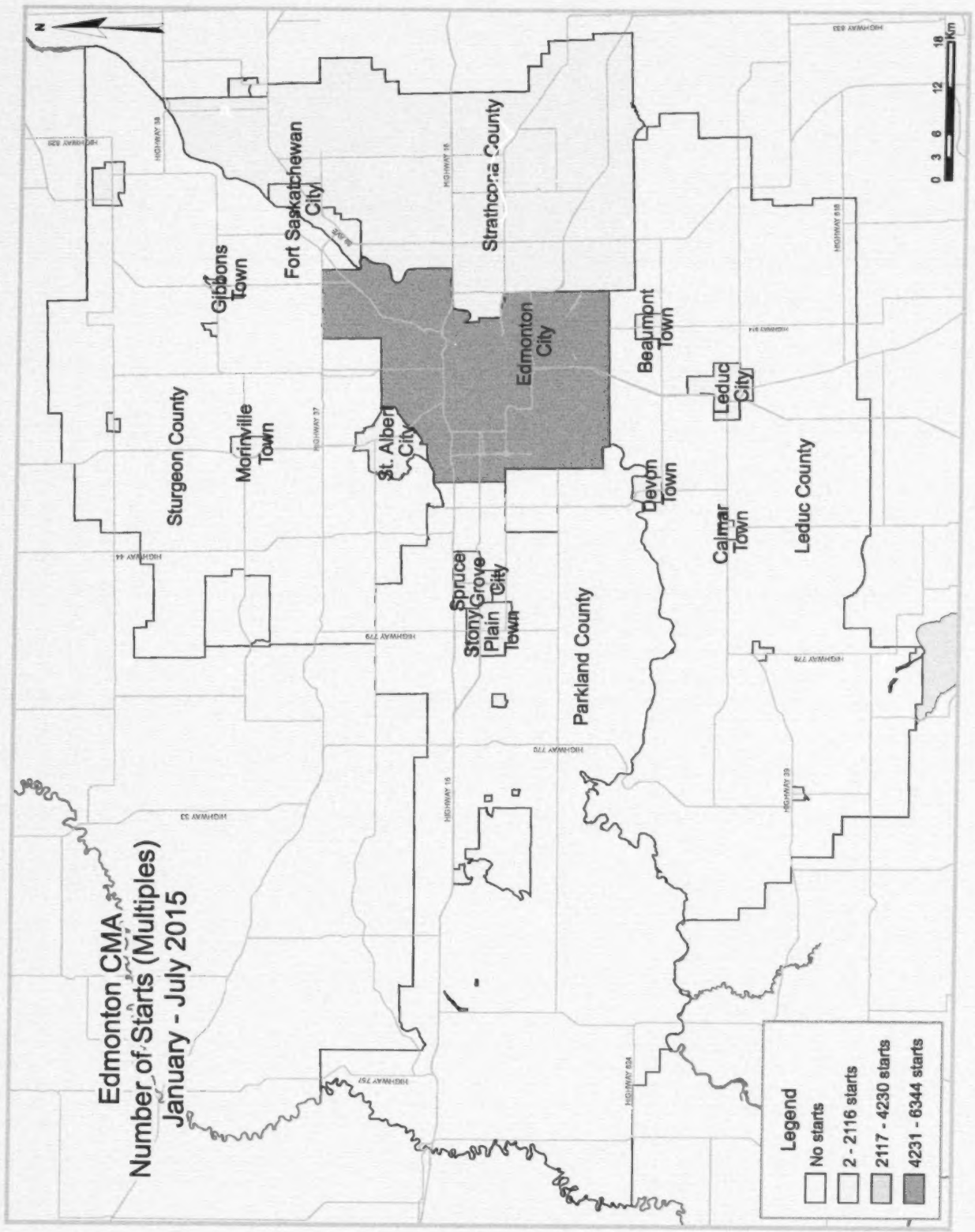


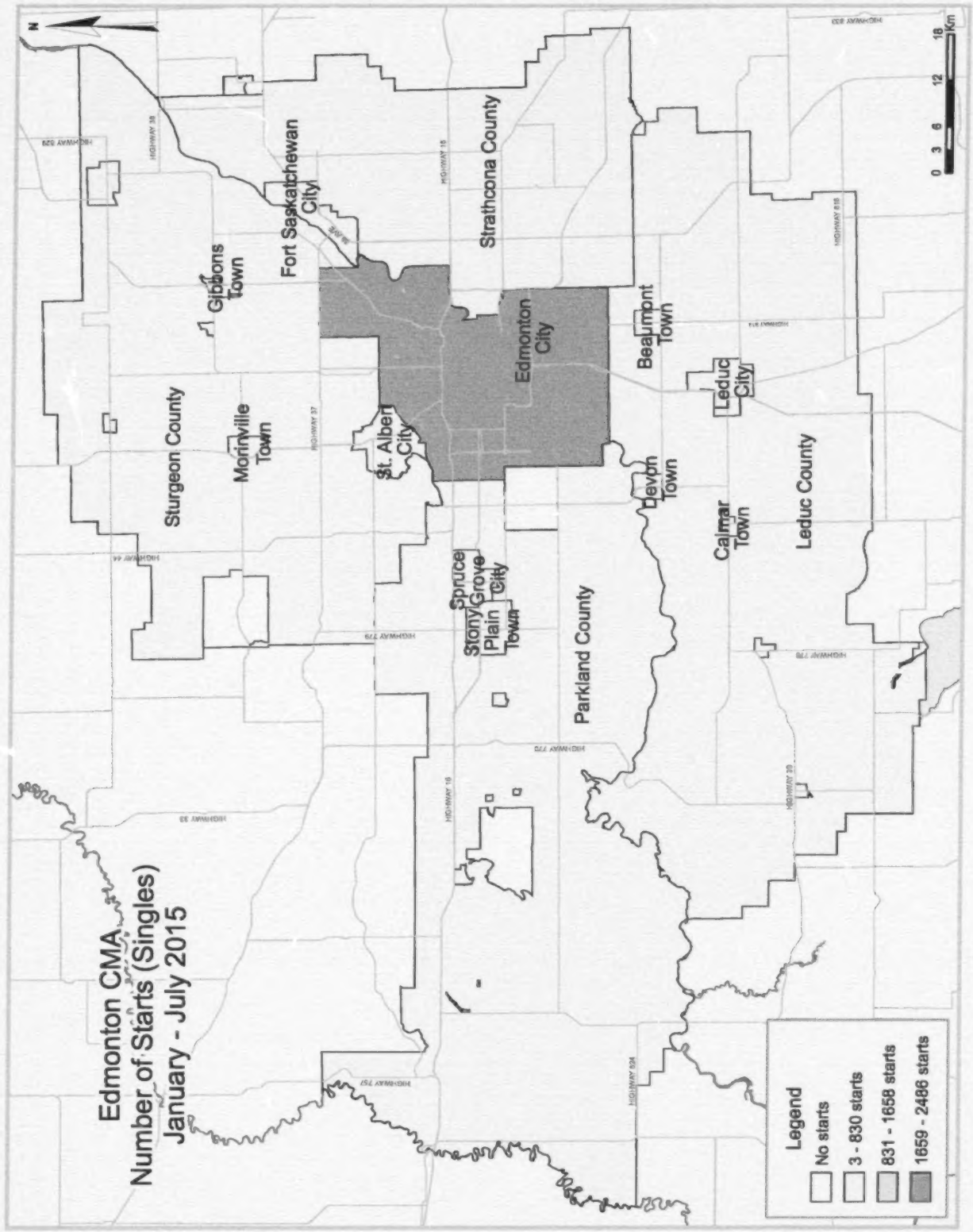
Source: CMHC

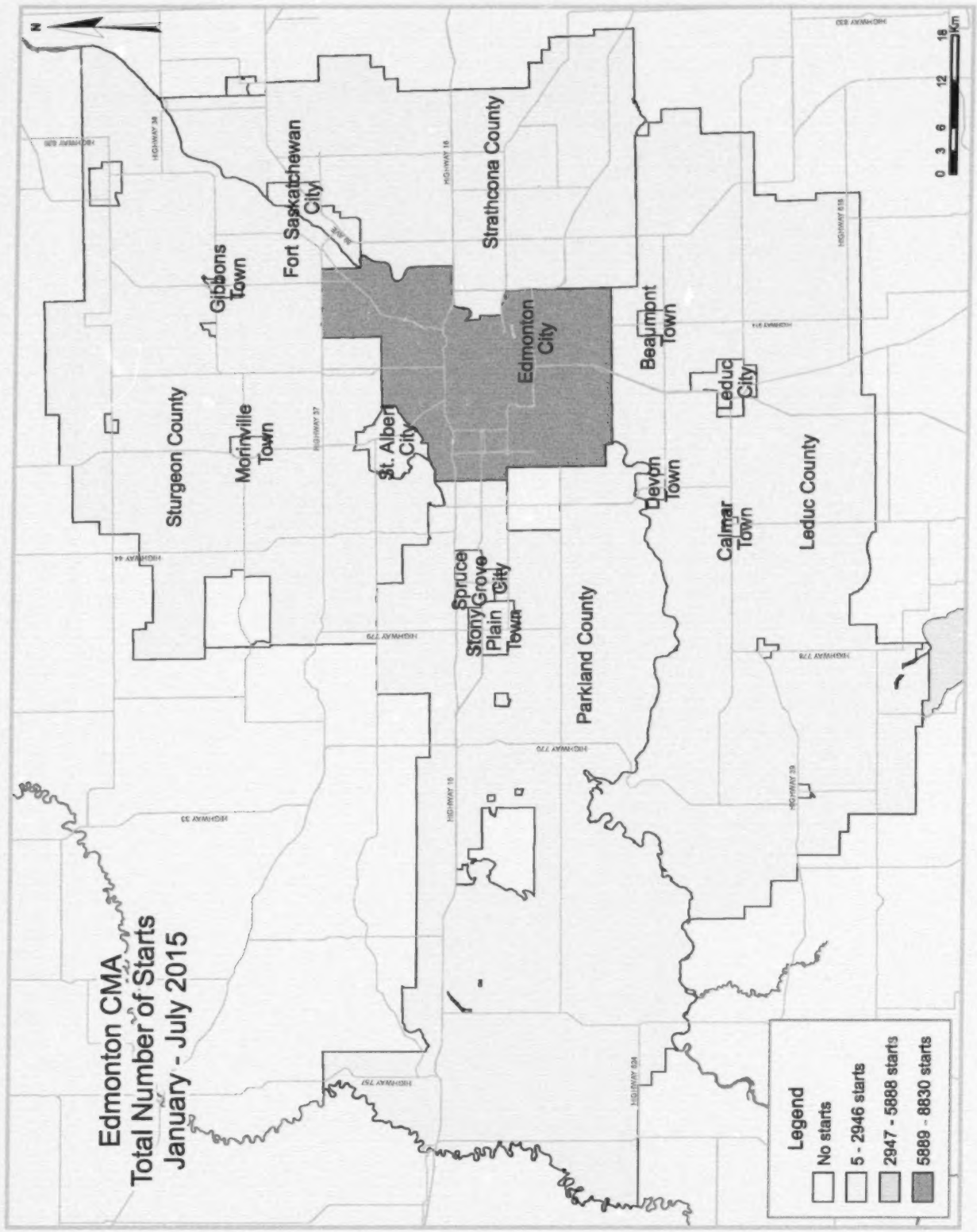

Edmonton CMA
Number of Starts (Multiples)
July 2015
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 277 starts
278 - 553 starts
554 - 829 starts


Edmonton CMA
Number of Starts (Singles)
July 2015
N
0 3 6 12 18 Km
Legend
No starts
1 - 116 starts
117 - 231 starts
232 - 346 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 37
HIGHWAY 16
HIGHWAY 39


Edmonton CMA
Total Number of Starts
July 2015
Legend
No starts
1 - 392 starts
393 - 783 starts
784 - 1175 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
HIGHWAY 757
HIGHWAY 624
HIGHWAY 633
HIGHWAY 616
HIGHWAY 814
HIGHWAY 778
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Multiples)
January - July 2015
Legend
No starts
2 - 2116 starts
2117 - 4230 starts
4231 - 6344 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Leduc City
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
HIGHWAY 633
HIGHWAY 628
HIGHWAY 18
HIGHWAY 814
HIGHWAY 60
HIGHWAY 23
HIGHWAY 627
0 3 6 12 18 Km
N


Edmonton CMA
Number of Starts (Singles)
January - July 2015
Legend
No starts
3 - 830 starts
831 - 1658 starts
1659 - 2486 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 15
HIGHWAY 60
HIGHWAY 770
HIGHWAY 39
HIGHWAY 624
HIGHWAY 795
HIGHWAY 633
HIGHWAY 616
HIGHWAY 44
HIGHWAY 779
HIGHWAY 29
0 3 6 12 18 Km
N


Edmonton CMA
Total Number of Starts
January - July 2015
Legend
No starts
5 - 2946 starts
2947 - 5888 starts
5889 - 8830 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 39
HIGHWAY 60
HIGHWAY 757
0 3 6 12 18 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2015		
Edmonton CMA[1]	June 2015	July 2015
Trend[2]	19,226	18,504
SAAR	15,349	19,922
	July 2014	July 2015
Actual		
July - Single-Detached	686	510
July - Multiples	440	1,213
July - Total	1,126	1,723
January to July - Single-Detached	3,623	3,530
January to July - Multiples	3,793	7,534
January to July - Total	7,416	11,064

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	510	216	99	0	102	266	32	498	1,723
July 2014	685	226	71	0	91	0	5	48	1,126
% Change	-25.5	-4.4	39.4	n/a	12.1	n/a	**	**	53.0
Year-to-date 2015	3,521	1,440	485	9	795	2,873	114	1,827	11,064
Year-to-date 2014	3,620	1,460	282	2	512	941	5	594	7,416
% Change	-2.7	-1.4	72.0	**	55.3	**	**	**	49.2
UNDER CONSTRUCTION									
July 2015	4,120	1,680	571	6	1,005	5,422	180	3,465	16,449
July 2014	4,134	1,624	418	7	1,009	4,245	17	2,470	13,924
% Change	-0.3	3.4	36.6	-14.3	-0.4	27.7	**	40.3	18.1
COMPLETIONS									
July 2015	678	266	64	1	175	305	2	195	1,686
July 2014	614	180	33	1	144	77	2	308	1,359
% Change	10.4	47.8	93.9	0.0	21.5	**	0.0	-36.7	24.1
Year-to-date 2015	4,082	1,408	254	11	686	1,333	78	1,368	9,220
Year-to-date 2014	3,440	1,166	211	1	459	671	10	1,536	7,494
% Change	18.7	20.8	20.4	**	49.5	98.7	**	-10.9	23.0
COMPLETED & NOT ABSORBED									
July 2015	640	274	35	0	79	216	n/a	n/a	1,244
July 2014	564	159	24	2	69	219	n/a	n/a	1,037
% Change	13.5	72.3	45.8	-100.0	14.5	-1.4	n/a	n/a	20.0
ABSORBED									
July 2015	638	247	51	1	170	289	n/a	n/a	1,396
July 2014	606	214	46	0	145	90	n/a	n/a	1,101
% Change	5.3	15.4	10.9	n/a	17.2	**	n/a	n/a	26.8
Year-to-date 2015	3,963	1,362	164	12	659	1,273	n/a	n/a	7,433
Year-to-date 2014	3,494	1,214	222	0	548	718	n/a	n/a	6,196
% Change	13.4	12.2	-26.1	n/a	20.3	77.3	n/a	n/a	20.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2015	346	142	59	0	84	202	18	324	1,175
July 2014	461	188	55	0	75	0	1	0	780
Beaumont Town									
July 2015	15	4	21	0	0	0	0	126	166
July 2014	10	4	0	0	0	0	0	0	14
Devon Town									
July 2015	0	2	0	0	0	0	0	0	2
July 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2015	22	8	0	0	4	0	14	48	96
July 2014	21	4	4	0	0	0	0	0	29
Leduc City									
July 2015	12	12	12	0	5	0	0	0	41
July 2014	28	6	0	0	0	0	4	0	38
Leduc County									
July 2015	19	0	0	0	0	0	0	0	19
July 2014	12	0	0	0	0	0	0	0	12
Morinville Town									
July 2015	1	0	0	0	0	0	0	0	1
July 2014	10	0	0	0	0	0	0	0	10
Parkland County									
July 2015	14	0	0	0	0	0	0	0	14
July 2014	25	0	0	0	0	0	0	0	25
Spruce Grove City									
July 2015	23	26	7	0	0	36	0	0	92
July 2014	41	16	12	0	0	0	0	0	69
St. Albert City									
July 2015	13	10	0	0	9	0	0	0	32
July 2014	24	0	0	0	12	0	0	0	36
Stony Plain Town									
July 2015	5	4	0	0	0	28	0	0	37
July 2014	7	6	0	0	0	0	0	0	13
Strathcona County									
July 2015	23	6	0	0	0	0	0	0	29
July 2014	22	2	0	0	4	0	0	48	76
Sturgeon County									
July 2015	12	0	0	0	0	0	0	0	12
July 2014	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
July 2015	5	2	0	0	0	0	0	0	7
July 2014	8	0	0	0	0	0	0	0	8
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2015	510	216	99	0	102	266	32	498	1,723
July 2014	685	226	71	0	91	0	5	48	1,126

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2015	2,755	1,188	496	4	810	4,727	81	2,792	12,853
July 2014	2,744	1,162	284	7	780	3,955	5	1,732	10,669
Beaumont Town									
July 2015	94	18	24	0	0	8	0	126	270
July 2014	111	32	15	0	0	0	0	0	158
Devon Town									
July 2015	6	2	0	0	0	0	0	0	8
July 2014	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
July 2015	149	116	0	0	13	0	87	96	461
July 2014	169	60	4	0	10	0	0	142	385
Leduc City									
July 2015	148	56	33	0	24	160	8	104	533
July 2014	205	112	34	0	41	160	8	0	560
Leduc County									
July 2015	114	0	0	0	0	0	0	0	114
July 2014	116	0	0	0	0	0	0	0	116
Morinville Town									
July 2015	42	10	3	0	8	0	0	36	99
July 2014	30	2	8	0	0	0	0	37	77
Parkland County									
July 2015	118	2	0	0	0	0	0	0	120
July 2014	96	4	0	0	0	0	0	0	100
Spruce Grove City									
July 2015	177	168	11	0	46	140	0	104	646
July 2014	190	142	67	0	30	0	0	247	676
St. Albert City									
July 2015	102	34	0	0	60	119	0	110	425
July 2014	120	6	0	0	80	72	0	188	466
Stony Plain Town									
July 2015	64	30	0	0	16	40	0	0	150
July 2014	69	40	6	0	14	0	0	0	129
Strathcona County									
July 2015	197	52	0	2	28	228	0	93	600
July 2014	181	62	0	0	54	58	0	88	443
Sturgeon County									
July 2015	101	0	0	0	0	0	0	0	101
July 2014	61	0	0	0	0	0	0	0	61
Remainder of the CMA									
July 2015	53	4	4	0	0	0	4	4	69
July 2014	39	0	0	0	0	0	4	36	79
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2015	4,120	1,680	571	6	1,005	5,422	180	3,465	16,449
July 2014	4,134	1,624	418	7	1,009	4,245	17	2,470	13,924

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2015	453	202	50	0	157	305	2	117	1,286
July 2014	441	162	26	1	128	77	2	101	938
Beaumont Town									
July 2015	14	4	4	0	0	0	0	0	22
July 2014	10	0	0	0	0	0	0	0	10
Devon Town									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2015	21	10	0	0	0	0	0	0	31
July 2014	22	6	0	0	0	0	0	0	28
Leduc City									
July 2015	42	26	10	0	5	0	0	0	83
July 2014	23	6	4	0	0	0	0	0	33
Leduc County									
July 2015	10	0	0	0	0	0	0	0	10
July 2014	8	0	0	0	0	0	0	0	8
Morinville Town									
July 2015	15	0	0	0	0	0	0	0	15
July 2014	10	0	0	0	0	0	0	0	10
Parkland County									
July 2015	19	0	0	0	0	0	0	0	19
July 2014	26	0	0	0	0	0	0	0	26
Spruce Grove City									
July 2015	31	12	0	0	0	0	0	0	43
July 2014	10	4	3	0	5	0	0	0	22
St. Albert City									
July 2015	21	6	0	0	7	0	0	78	112
July 2014	30	2	0	0	6	0	0	173	211
Stony Plain Town									
July 2015	9	2	0	0	0	0	0	0	11
July 2014	2	0	0	0	0	0	0	34	36
Strathcona County									
July 2015	30	4	0	1	6	0	0	0	41
July 2014	18	0	0	0	5	0	0	0	23
Sturgeon County									
July 2015	10	0	0	0	0	0	0	0	10
July 2014	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
July 2015	3	0	0	0	0	0	0	0	3
July 2014	3	0	0	0	0	0	0	0	3
First Nations									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2015	678	266	64	1	175	305	2	195	1,686
July 2014	614	180	33	1	144	77	2	308	1,359

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2015	350	155	22	0	28	185	n/a	n/a	740
July 2014	314	105	10	2	38	164	n/a	n/a	633
Beaumont Town									
July 2015	26	0	3	0	0	0	n/a	n/a	29
July 2014	21	1	1	0	0	0	n/a	n/a	23
Devon Town									
July 2015	1	0	0	0	0	0	n/a	n/a	1
July 2014	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
July 2015	50	11	3	0	3	0	n/a	n/a	67
July 2014	34	12	0	0	1	0	n/a	n/a	47
Leduc City									
July 2015	56	23	0	0	7	0	n/a	n/a	86
July 2014	39	7	12	0	3	0	n/a	n/a	61
Leduc County									
July 2015	5	0	0	0	0	0	n/a	n/a	5
July 2014	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
July 2015	5	0	0	0	0	0	n/a	n/a	5
July 2014	2	0	0	0	0	0	n/a	n/a	2
Parkland County									
July 2015	8	3	0	0	0	0	n/a	n/a	11
July 2014	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
July 2015	40	41	1	0	10	31	n/a	n/a	123
July 2014	45	18	1	0	4	51	n/a	n/a	119
St. Albert City									
July 2015	39	12	0	0	3	0	n/a	n/a	54
July 2014	43	3	0	0	8	4	n/a	n/a	58
Stony Plain Town									
July 2015	25	19	6	0	5	0	n/a	n/a	55
July 2014	12	8	0	0	9	0	n/a	n/a	29
Strathcona County									
July 2015	32	10	0	0	23	0	n/a	n/a	65
July 2014	31	5	0	0	6	0	n/a	n/a	42
Sturgeon County									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
July 2015	3	0	0	0	0	0	n/a	n/a	3
July 2014	7	0	0	0	0	0	n/a	n/a	7
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2015	640	274	35	0	79	216	n/a	n/a	1,244
July 2014	564	159	24	2	69	219	n/a	n/a	1,037

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2015	409	189	40	0	160	288	n/a	n/a	1,086
July 2014	439	166	34	0	128	81	n/a	n/a	848
Beaumont Town									
July 2015	16	4	1	0	0	0	n/a	n/a	21
July 2014	12	3	2	0	0	0	n/a	n/a	17
Devon Town									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	3	0	n/a	n/a	3
Fort Saskatchewan City									
July 2015	20	14	0	0	1	0	n/a	n/a	35
July 2014	22	7	0	0	1	0	n/a	n/a	30
Leduc City									
July 2015	40	18	10	0	0	0	n/a	n/a	68
July 2014	23	7	4	0	0	0	n/a	n/a	34
Leduc County									
July 2015	10	0	0	0	0	0	n/a	n/a	10
July 2014	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
July 2015	16	0	0	0	0	0	n/a	n/a	16
July 2014	9	0	3	0	0	0	n/a	n/a	12
Parkland County									
July 2015	17	0	0	0	0	0	n/a	n/a	17
July 2014	22	0	0	0	0	0	n/a	n/a	22
Spruce Grove City									
July 2015	34	10	0	0	0	1	n/a	n/a	45
July 2014	12	16	3	0	6	9	n/a	n/a	46
St. Albert City									
July 2015	17	4	0	0	5	0	n/a	n/a	26
July 2014	17	1	0	0	4	0	n/a	n/a	22
Stony Plain Town									
July 2015	11	4	0	0	0	0	n/a	n/a	15
July 2014	3	4	0	0	0	0	n/a	n/a	7
Strathcona County									
July 2015	34	4	0	1	4	0	n/a	n/a	43
July 2014	24	10	0	0	3	0	n/a	n/a	37
Sturgeon County									
July 2015	10	0	0	0	0	0	n/a	n/a	10
July 2014	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
July 2015	4	0	0	0	0	0	n/a	n/a	4
July 2014	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2015	638	247	51	1	170	289	n/a	n/a	1,396
July 2014	606	214	46	0	145	90	n/a	n/a	1,101

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Edmonton City	346	462	142	200	161	118	526	0	1,175	780	50.6
Beaumont Town	15	10	4	4	21	0	126	0	166	14	**
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	22	21	8	4	18	4	48	0	96	29	**
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	12	28	12	6	17	4	0	0	41	38	7.9
Leduc County	19	12	0	0	0	0	0	0	19	12	58.3
Morinville Town	1	10	0	0	0	0	0	0	1	10	-90.0
Parkland County	14	25	0	0	0	0	0	0	14	25	-44.0
Spruce Grove City	23	41	26	16	7	12	36	0	92	69	33.3
St. Albert City	13	24	14	12	5	0	0	0	32	36	-11.1
Stony Plain Town	5	7	4	6	0	0	28	0	37	13	184.6
Strathcona County	23	22	6	6	0	0	0	48	29	76	-61.8
Sturgeon County	12	16	0	0	0	0	0	0	12	16	-25.0
Remainder of the CMA	3	2	2	0	0	0	0	0	5	2	150.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	510	686	220	254	229	138	764	48	1,723	1,126	53.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	2,486	2,540	1,110	1,110	1,109	483	4,125	1,197	8,830	5,330	65.7
Beaumont Town	72	71	16	18	27	3	134	0	249	92	170.7
Calmar Town	7	15	0	0	4	0	0	0	11	15	-26.7
Devon Town	3	3	2	2	0	0	0	0	5	5	0.0
Fort Saskatchewan City	126	167	110	70	49	4	96	0	381	241	58.1
Gibbons Town	0	4	0	0	0	0	0	0	0	4	-100.0
Leduc City	110	157	46	104	47	57	14	0	217	318	-31.8
Leduc County	74	52	0	0	0	0	0	0	74	52	42.3
Morinville Town	26	27	10	2	4	0	0	0	40	29	37.9
Parkland County	82	72	0	4	0	0	0	0	82	76	7.9
Spruce Grove City	159	175	126	108	21	86	72	104	378	473	-20.1
St. Albert City	91	115	38	48	5	22	16	110	150	295	-49.2
Stony Plain Town	49	53	24	38	4	12	40	0	117	103	13.6
Strathcona County	159	120	80	72	0	15	199	88	438	295	48.5
Sturgeon County	67	43	0	0	0	0	0	0	67	43	55.8
Remainder of the CMA	19	9	2	0	0	0	4	36	25	45	-44.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,530	3,623	1,564	1,576	1,270	682	4,700	1,535	11,064	7,416	49.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Edmonton City	143	118	18	0	202	0	324	0
Beaumont Town	21	0	0	0	0	0	126	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	4	14	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	0	0	4	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	7	12	0	0	36	0	0	0
St. Albert City	5	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	28	0	0	0
Strathcona County	0	0	0	0	0	0	0	48
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	197	134	32	4	266	0	498	48

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	1,039	483	70	0	2,567	941	1,558	256
Beaumont Town	27	3	0	0	8	0	126	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	9	4	40	0	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	47	53	0	4	0	0	14	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	21	86	0	0	72	0	0	104
St. Albert City	5	22	0	0	16	0	0	110
Stony Plain Town	4	12	0	0	40	0	0	0
Strathcona County	0	15	0	0	170	0	29	88
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	4	36
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,156	678	114	4	2,873	941	1,827	594

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Edmonton City	547	704	286	75	342	1	1,175	780
Beaumont Town	40	14	0	0	126	0	166	14
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	30	29	4	0	62	0	96	29
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	36	34	5	0	0	4	41	38
Leduc County	19	12	0	0	0	0	19	12
Morinville Town	1	10	0	0	0	0	1	10
Parkland County	14	25	0	0	0	0	14	25
Spruce Grove City	56	69	36	0	0	0	92	69
St. Albert City	23	24	9	12	0	0	32	36
Stony Plain Town	9	13	28	0	0	0	37	13
Strathcona County	29	24	0	4	0	48	29	76
Sturgeon County	12	16	0	0	0	0	12	16
Remainder of the CMA	5	2	0	0	0	0	5	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	825	982	368	91	530	53	1,723	1,126

Table 2.5: Starts by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	3,914	3,762	3,288	1,311	1,628	257	8,830	5,330
Beaumont Town	115	92	8	0	126	0	249	92
Calmar Town	7	15	0	0	4	0	11	15
Devon Town	5	5	0	0	0	0	5	5
Fort Saskatchewan City	232	231	13	10	136	0	381	241
Gibbons Town	0	4	0	0	0	0	0	4
Leduc City	186	287	17	27	14	4	217	318
Leduc County	74	52	0	0	0	0	74	52
Morinville Town	36	29	4	0	0	0	40	29
Parkland County	82	76	0	0	0	0	82	76
Spruce Grove City	296	357	82	12	0	104	378	473
St. Albert City	125	123	25	62	0	110	150	295
Stony Plain Town	73	97	44	6	0	0	117	103
Strathcona County	213	180	196	27	29	88	438	295
Sturgeon County	67	43	0	0	0	0	67	43
Remainder of the CMA	21	9	0	0	4	36	25	45
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,446	5,362	3,677	1,455	1,941	599	11,064	7,416

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Edmonton City	453	442	208	174	203	144	422	178	1,286	938	37.1
Beaumont Town	14	10	4	0	4	0	0	0	22	10	120.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	22	10	6	0	0	0	0	31	28	10.7
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	42	23	26	6	15	4	0	0	83	33	151.5
Leduc County	10	8	0	0	0	0	0	0	10	8	25.0
Morinville Town	15	10	0	0	0	0	0	0	15	10	50.0
Parkland County	19	26	0	0	0	0	0	0	19	26	-26.9
Spruce Grove City	31	10	12	4	0	8	0	0	43	22	95.5
St. Albert City	21	30	6	8	7	0	78	173	112	211	-46.9
Stony Plain Town	9	2	2	0	0	0	0	34	11	36	-69.4
Strathcona County	31	18	10	2	0	3	0	0	41	23	78.3
Sturgeon County	10	11	0	0	0	0	0	0	10	11	-9.1
Remainder of the CMA	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	679	615	278	200	229	159	500	385	1,686	1,359	24.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Edmonton City	2,851	2,328	1,088	960	722	366	2,264	1,549	6,925	5,203	33.1
Beaumont Town	94	79	22	24	4	27	0	104	120	234	-48.7
Calmar Town	13	12	0	0	0	0	0	0	13	12	8.3
Devon Town	3	2	0	0	0	0	0	0	3	2	50.0
Fort Saskatchewan City	125	132	64	50	4	0	0	0	193	182	6.0
Gibbons Town	5	15	0	0	0	0	0	0	5	15	-66.7
Leduc City	194	166	88	48	116	65	0	0	398	279	42.7
Leduc County	86	48	0	0	0	0	0	0	86	48	79.2
Morinville Town	45	26	2	0	0	8	0	0	47	34	38.2
Parkland County	87	120	4	0	0	0	0	0	91	120	-24.2
Spruce Grove City	197	153	116	80	34	72	143	92	490	397	23.4
St. Albert City	124	98	32	32	7	0	150	428	313	558	-43.9
Stony Plain Town	49	33	34	14	7	11	0	34	90	92	-2.2
Strathcona County	147	141	60	62	20	27	144	0	371	230	61.3
Sturgeon County	64	71	0	0	0	0	0	0	64	71	-9.9
Remainder of the CMA	11	17	0	0	0	0	0	0	11	17	-35.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	4,095	3,441	1,510	1,270	914	576	2,701	2,207	9,220	7,494	23.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Edmonton City	203	144	0	0	305	77	117	101
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	15	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	7	0	0	0	0	0	78	173
Stony Plain Town	0	0	0	0	0	0	0	34
Strathcona County	0	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	229	159	0	0	305	77	195	308

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	712	360	10	6	1,333	579	931	970
Beaumont Town	4	27	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	52	65	64	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	8	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	34	72	0	0	0	92	143	0
St. Albert City	7	0	0	0	0	0	150	428
Stony Plain Town	7	11	0	0	0	0	0	34
Strathcona County	20	27	0	0	0	0	144	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	840	570	74	6	1,333	671	1,368	1,536

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Edmonton City	705	629	462	206	119	103	1,286	938
Beaumont Town	22	10	0	0	0	0	22	10
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	31	28	0	0	0	0	31	28
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	78	33	5	0	0	0	83	33
Leduc County	10	8	0	0	0	0	10	8
Morinville Town	15	10	0	0	0	0	15	10
Parkland County	19	26	0	0	0	0	19	26
Spruce Grove City	43	17	0	5	0	0	43	22
St. Albert City	27	32	7	6	78	173	112	211
Stony Plain Town	11	2	0	0	0	34	11	36
Strathcona County	34	18	7	5	0	0	41	23
Sturgeon County	10	11	0	0	0	0	10	11
Remainder of the CMA	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,008	827	481	222	197	310	1,686	1,359

Table 3.5: Completions by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Edmonton City	4,076	3,302	1,904	921	945	980	6,925	5,203
Beaumont Town	120	130	0	0	0	104	120	234
Calmar Town	13	12	0	0	0	0	13	12
Devon Town	3	2	0	0	0	0	3	2
Fort Saskatchewan City	182	180	11	2	0	0	193	182
Gibbons Town	5	15	0	0	0	0	5	15
Leduc City	315	264	19	15	64	0	398	279
Leduc County	86	48	0	0	0	0	86	48
Morinville Town	47	30	0	4	0	0	47	34
Parkland County	91	120	0	0	0	0	91	120
Spruce Grove City	332	296	15	101	143	0	490	397
St. Albert City	142	104	21	26	150	428	313	558
Stony Plain Town	83	47	7	11	0	34	90	92
Strathcona County	174	179	53	51	144	0	371	230
Sturgeon County	64	71	0	0	0	0	64	71
Remainder of the CMA	11	17	0	0	0	0	11	17
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,744	4,817	2,030	1,131	1,446	1,546	9,220	7,494

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2015	43	10.7	87	21.6	136	33.8	74	18.4	62	15.4	402	556,230	587,756
July 2014	80	18.4	133	30.6	110	25.3	50	11.5	61	14.1	434	505,700	558,149
Year-to-date 2015	277	10.1	638	23.3	834	30.5	436	15.9	549	20.1	2,734	549,900	626,250
Year-to-date 2014	484	20.9	731	31.6	604	26.1	204	8.8	292	12.6	2,315	495,000	555,733
Beaumont Town													
July 2015	0	0.0	5	31.3	7	43.8	3	18.8	1	6.3	16	534,436	553,675
July 2014	4	33.3	8	66.7	0	0.0	0	0.0	0	0.0	12	410,472	404,337
Year-to-date 2015	13	15.3	29	34.1	25	29.4	16	18.8	2	2.4	85	500,000	512,379
Year-to-date 2014	11	11.7	43	45.7	32	34.0	5	5.3	3	3.2	94	484,750	495,748
Calmar Town													
July 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	9	69.2	2	15.4	2	15.4	0	0.0	0	0.0	13	359,900	390,285
Year-to-date 2014	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	349,800	339,066
Devon Town													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
Year-to-date 2014	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	–	–
Fort Saskatchewan City													
July 2015	2	10.0	7	35.0	9	45.0	2	10.0	0	0.0	20	516,500	504,845
July 2014	1	4.5	10	45.5	4	18.2	2	9.1	5	22.7	22	507,500	589,959
Year-to-date 2015	21	17.1	55	44.7	28	22.8	12	9.8	7	5.7	123	478,000	500,963
Year-to-date 2014	21	16.0	61	46.6	30	22.9	9	6.9	10	7.6	131	465,900	512,789
Gibbons Town													
July 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
July 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2015	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	–	–
Year-to-date 2014	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	345,000	355,733
Leduc City													
July 2015	6	15.0	19	47.5	11	27.5	3	7.5	1	2.5	40	485,306	486,582
July 2014	8	34.8	8	34.8	7	30.4	0	0.0	0	0.0	23	415,790	432,728
Year-to-date 2015	49	27.1	72	39.8	45	24.9	10	5.5	5	2.8	181	448,162	466,940
Year-to-date 2014	70	43.8	47	29.4	33	20.6	9	5.6	1	0.6	160	411,691	431,787
Leduc County													
July 2015	6	60.0	1	10.0	2	20.0	0	0.0	1	10.0	10	330,657	383,577
July 2014	2	28.6	3	42.9	0	0.0	1	14.3	1	14.3	7	–	–
Year-to-date 2015	23	26.4	16	18.4	15	17.2	10	11.5	23	26.4	87	512,500	548,948
Year-to-date 2014	6	12.8	13	27.7	8	17.0	12	25.5	8	17.0	47	538,300	560,984
Morinville Town													
July 2015	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	410,000	434,998
July 2014	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	–	–
Year-to-date 2015	21	51.2	16	39.0	3	7.3	1	2.4	0	0.0	41	395,000	408,553
Year-to-date 2014	17	43.6	20	51.3	2	5.1	0	0.0	0	0.0	39	408,000	411,036

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2015	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	–	–
July 2014	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	–	–
Year-to-date 2015	3	8.6	2	5.7	0	0.0	5	14.3	25	71.4	35	785,000	842,497
Year-to-date 2014	9	17.0	4	7.5	3	5.7	5	9.4	32	60.4	53	775,000	800,686
Spruce Grove City													
July 2015	7	20.6	19	55.9	3	8.8	3	8.8	2	5.9	34	465,013	482,726
July 2014	4	33.3	6	50.0	1	8.3	1	8.3	0	0.0	12	446,450	450,529
Year-to-date 2015	42	20.6	77	37.7	52	25.5	21	10.3	12	5.9	204	486,900	498,707
Year-to-date 2014	44	32.1	48	35.0	27	19.7	13	9.5	5	3.6	137	449,494	464,166
St. Albert City													
July 2015	0	0.0	0	0.0	6	35.3	1	5.9	10	58.8	17	775,000	748,599
July 2014	0	0.0	0	0.0	4	26.7	7	46.7	4	26.7	15	682,395	690,220
Year-to-date 2015	0	0.0	10	8.8	27	23.9	20	17.7	56	49.6	113	699,900	711,238
Year-to-date 2014	2	2.2	11	11.8	29	31.2	33	35.5	18	19.4	93	615,000	639,236
Stony Plain Town													
July 2015	3	27.3	5	45.5	0	0.0	3	27.3	0	0.0	11	450,000	486,140
July 2014	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	–	–
Year-to-date 2015	12	30.0	16	40.0	6	15.0	3	7.5	3	7.5	40	449,950	488,190
Year-to-date 2014	9	24.3	10	27.0	11	29.7	0	0.0	7	18.9	37	499,900	572,188
Strathcona County													
July 2015	1	2.9	8	23.5	10	29.4	4	11.8	11	32.4	34	572,500	716,647
July 2014	0	0.0	2	9.1	9	40.9	4	18.2	7	31.8	22	602,000	723,818
Year-to-date 2015	3	2.2	29	21.2	52	38.0	11	8.0	42	30.7	137	573,000	749,139
Year-to-date 2014	5	3.6	31	22.1	56	40.0	24	17.1	24	17.1	140	552,500	720,164
Sturgeon County													
July 2015	2	20.0	2	20.0	1	10.0	2	20.0	3	30.0	10	595,000	651,000
July 2014	3	33.3	0	0.0	0	0.0	3	33.3	3	33.3	9	–	–
Year-to-date 2015	8	13.8	12	20.7	13	22.4	10	17.2	15	25.9	58	590,000	612,172
Year-to-date 2014	10	15.2	9	13.6	13	19.7	16	24.2	18	27.3	66	610,000	628,227
Remainder of the CMA													
July 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	–	–
July 2014	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	–	–
Year-to-date 2015	7	70.0	0	0.0	0	0.0	1	10.0	2	20.0	10	390,000	472,520
Year-to-date 2014	6	50.0	1	8.3	1	8.3	2	16.7	2	16.7	12	404,250	506,675
First Nations													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Edmonton CMA													
July 2015	77	12.4	164	26.4	187	30.1	95	15.3	99	15.9	622	537,350	577,505
July 2014	113	19.6	172	29.8	136	23.6	68	11.8	88	15.3	577	505,000	560,876
Year-to-date 2015	490	12.7	977	25.3	1,103	28.5	556	14.4	741	19.2	3,867	538,200	607,171
Year-to-date 2014	719	21.4	1,034	30.8	850	25.3	332	9.9	420	12.5	3,355	495,000	553,825

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2015

Submarket	July 2015	July 2014	% Change	YTD 2015	YTD 2014	% Change
Edmonton City	587,756	558,149	5.3	626,250	555,733	12.7
Beaumont Town	553,675	404,337	36.9	512,379	495,748	3.4
Calmar Town	--	--	n/a	390,285	339,066	15.1
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	504,845	589,959	-14.4	500,963	512,789	-2.3
Gibbons Town	--	--	n/a	--	355,733	n/a
Leduc City	486,582	432,728	12.4	466,940	431,787	8.1
Leduc County	383,577	--	n/a	548,948	560,984	-2.1
Morinville Town	434,998	--	n/a	408,553	411,036	-0.6
Parkland County	--	--	n/a	842,497	800,686	5.2
Spruce Grove City	482,726	450,529	7.1	498,707	464,166	7.4
St. Albert City	748,599	690,220	8.5	711,238	639,236	11.3
Stony Plain Town	486,140	--	n/a	488,190	572,188	-14.7
Strathcona County	716,647	723,818	-1.0	749,139	720,164	4.0
Sturgeon County	651,000	--	n/a	612,172	628,227	-2.6
Remainder of the CMA	--	--	n/a	472,520	506,675	-6.7
First Nations	--	--	n/a	--	--	n/a
Edmonton CMA	577,505	560,876	3.0	607,171	553,825	9.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	987	-8.2	1,565	2,282	2,538	61.7	343,545	6.2	353,907
	February	1,254	-3.6	1,579	2,178	2,362	66.9	357,061	6.8	359,851
	March	1,748	6.3	1,666	2,950	2,618	63.6	358,464	2.2	354,170
	April	2,098	14.1	1,653	3,436	2,701	61.2	362,586	3.9	354,615
	May	2,235	3.9	1,711	3,869	2,718	63.0	368,345	5.0	356,736
	June	2,188	6.6	1,673	3,384	2,654	63.0	367,489	4.0	358,590
	July	2,081	-2.6	1,663	3,102	2,660	62.5	359,574	4.1	356,914
	August	1,736	-1.0	1,756	2,619	2,614	67.2	362,418	3.9	361,408
	September	1,778	3.9	1,684	2,519	2,480	67.9	367,381	5.0	365,470
	October	1,611	-4.2	1,704	2,334	2,661	64.0	359,579	8.2	367,794
	November	1,280	-0.9	1,784	1,590	2,638	67.6	377,885	11.2	385,964
	December	861	-6.0	1,420	1,052	2,672	53.1	355,666	2.5	364,573
2015	January	763	-22.7	1,298	2,622	2,997	43.3	368,973	7.4	379,006
	February	1,044	-16.7	1,326	2,731	2,943	45.1	359,392	0.7	365,258
	March	1,641	-6.1	1,471	3,578	2,974	49.5	371,118	3.5	365,436
	April	1,820	-13.3	1,495	3,788	2,960	50.5	373,526	3.0	367,011
	May	1,999	-10.6	1,604	3,718	2,761	58.1	377,519	2.5	365,888
	June	2,244	2.6	1,595	3,679	2,750	58.0	375,622	2.2	366,427
	July	2,018	-3.0	1,642	3,555	2,960	55.5	369,273	2.7	367,069
	August									
	September									
	October									
	November									
	December									
	Q2 2014	6,521	7.9		10,689			366,205	4.3	
	Q2 2015	6,063	-7.0		11,185			375,619	2.6	
	YTD 2014	12,591	3.2		21,201			361,347	4.5	
	YTD 2015	11,529	-8.4		23,671			371,958	2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2015

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	90.8	129.6	736	5.4	73.6	1,068
	February	595	3.14	5.24	90.9	130.4	740	4.9	73.4	1,076
	March	581	3.14	4.99	90.9	132.5	743	4.7	73.4	1,070
	April	570	3.14	4.79	90.7	131.9	747	4.9	73.7	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.4	73.7	1,068
	June	570	3.14	4.79	91.1	132.1	745	5.6	73.6	1,068
	July	570	3.14	4.79	91.1	132.4	744	5.4	73.1	1,066
	August	570	3.14	4.79	91.3	132.2	741	5.3	72.6	1,063
	September	570	3.14	4.79	91.5	132.3	740	5.4	72.4	1,072
	October	570	3.14	4.79	91.5	132.8	744	5.3	72.6	1,072
	November	570	3.14	4.79	91.6	131.9	745	5.2	72.5	1,065
	December	570	3.14	4.79	91.6	131.1	748	4.8	72.3	1,058
2015	January	570	3.14	4.79	91.4	130.5	749	4.8	72.3	1,056
	February	567	2.89	4.74	91.6	131.6	754	4.8	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	756	5.3	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	754	5.8	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	751	6.3	73.1	1,103
	June	561	2.89	4.64	91.5	134.1	753	5.9	72.8	1,113
	July	561	2.89	4.64		134.1	753	5.7	72.4	1,115
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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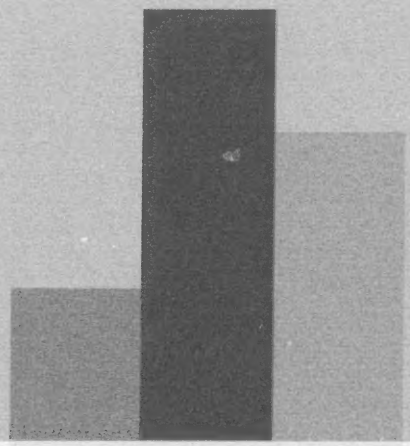

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